

# **Case 9010**

## **Comprehensive Plan Supporting Guidelines**

### **Guideline 2. Centers**

Encourage mixed land uses organized around compact activity centers that are existing, proposed or planned.

Intent:

- To promote efficient use of land and investment in existing infrastructure.
- To lower utility costs by reducing the need for extensions.
- To reduce community time and transportation-related air pollution.
- To provide an opportunity for a mixture of residential development that includes housing types and building styles that accommodates people of different ages and incomes and that are compatible with the existing development pattern of the Form District.
- To provide an opportunity for neighborhood centers and marketplaces that includes a diversity of goods and services and that are designed to be assets to the community.
- To encourage vitality and sense of place in neighborhoods and the community.
- To encourage commercial revitalization in redeveloping areas.

### **Guideline 3. Compatibility**

Ensure that land uses and transportation facilities are located, designed and constructed to be compatible with nearby land uses and to minimize impacts to residential areas, schools and other sensitive areas in the community.

Intent:

- To allow a mixture of land uses and densities near each other as long as they are designed to be compatible with each other.
- To prohibit the location of sensitive land uses in areas where accepted standards for noise, lighting, odors, or similar nuisances are violated or visual quality is significantly diminished (unless adequate abatement measures are provided).
- To preserve the character of existing neighborhoods.

### **Guideline 4. Open Space**

Ensure well-designed permanently protected open space that meets community needs.

Intent:

To enhance the quality of life in Jefferson County through the provision of accessible and functional open space.

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#### Guideline 5. Natural Areas and Scenic and Historic Resources

Protect natural areas, natural features and important scenic and historic resources. Locate development, whenever possible, in areas that do not have severe environmental limitations.

Intent:

To guide future public and private economic development, investment, and preservation within areas identified as an important resource by the community.

#### Guideline 6. Economic Growth and Sustainability

Provide a positive culture for attracting and sustaining business within Louisville and Jefferson County.

Intent:

- To ensure the availability of necessary usable land to facilitate commercial, industrial and residential development.
- To reduce public and private costs for land development.
- To reduce the time involved in the review of land development proposals.
- To ensure an adequate level of staffing for the efficient and expeditious review of development proposals.
- To ensure that regional scale workplaces and industrial land uses have access to people, goods, services and appropriate locations needed for them to conduct business.

#### Guideline 7. Circulation

Ensure a balanced and comprehensive multi-modal transportation network that is coordinated with desired growth and development patterns and provides for the movement of people and goods.

Intent:

- To provide for safe and proper functioning of the street network with a coordinated hierarchy of arterial, collector and local roads.
- To ensure that new developments do not exceed the carrying capacity of streets.
- To ensure that internal and external circulation of all new development provides safe and efficient travel movement by all types of transportation.
- To provide improved public transportation facilities.
- To address congestion and air quality issues.
- To ensure that transportation facilities are compatible with form district goals and objectives.

#### Guideline 8. Transportation Facility Design

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Design transportation facilities that are safe and efficient, that minimize adverse impacts upon the community and that accommodate, where possible, all modes of travel, such as trucks, automobiles, transit, pedestrians and bicycles.

Intent:

- To provide for the safe and convenient accommodation of the special mobility requirements of the County's elderly and physically challenged population.
- To protect and enhance public enjoyment of such facilities as scenic roadways, parkways streetscapes, and transit corridors.
- To provide an efficient, safe and attractive system of roadways, transit routes, sidewalks and other pathways for the timely movement of people and goods.

#### Guideline 15. Community Facilities

Review community facility location and design to ensure compatibility with existing development.

Intent:

To locate and design community facilities and utilities to ensure the highest quality design and compatibility with nearby existing development, to mitigate potential adverse impacts on surrounding land uses, or to buffer community facilities from conflicting nearby uses.